

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA (Philadelphia)**

IN RE: SELMA E. GARRETT Debtor	Case No. 24-12152-amc
Wells Fargo Bank, N.A., Movant	Chapter 13
vs. SELMA E. GARRETT Respondent	11 U.S.C. §362

ORDER MODIFYING §362 AUTOMATIC STAY

AND NOW, this _____ day of _____, 20____, at **PHILADELPHIA**, upon Motion of Wells Fargo Bank, N.A. (Movant), it is:

ORDERED: that Movant shall be permitted to reasonably communicate with Debtor and Debtor's counsel to the extent necessary to comply with applicable nonbankruptcy law; and it is further;

ORDERED that Relief from the Automatic stay of all proceedings, as provided under 11 U.S.C. §362 is granted with respect to, 7317 Malvern Avenue, Philadelphia, Pennsylvania 19151 (hereinafter the Premises) (as more fully set forth in the legal description attached to the Mortgage of record granted against the Premises) , as to permit Movant, its successors or assignees, to proceed with its rights under the terms of said Mortgage; and it is further;

ORDERED that the Trustee is directed to cease making any further distributions to the Creditor; and it is further

ORDERED that Rule 4001(a)(4) is not applicable and may immediately enforce and implement this Order granting Relief from the Automatic Stay; and it is further;

ORDERED that FEDERAL RULE OF BANKRUPTCY PROCEDURE 3002.1 is no longer applicable to Movant, its successors or assignees.

Ashely M Chan
CHIEF BANKRUPTCY JUDGE